Karen Johnson Davidson County
Batch# 214732 DEEDWARR
04/08/2019 08:35:30 AM 21 pgs
Fees: $108.00 Taxes: $5,681.23
20190408-0031388

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,535,468.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of April, 2019

(Affix Seal) Notary Public

My Commission Expires: 11/10/2019

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

2019-548-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kingston Partners LLC Suite 100 30 Burton Hills Blvd. Nashville, TN 37215-6392	NEW OWNER	Map/Parcel Map 153, Parcels 3.00, 13.00, 15.00 (Davidson) and Map 100, Parcel 6.00 (Cheatham)

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John D. Valiquette and Joe L. Rodgers and Steven M. Adcock,** hereinafter called the GRANTORS, have bargained and sold, and by these presents does hereby transfer and convey unto **Kingston Partners LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in CHEATHAM, DAVIDSON AND WILLIAMSON COUNTIES, STATE OF TENNESSEE described as follows, to wit:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE THE SAME AND AS FULLY AS IF COPIED HEREIN VERBATIM.

Being a portion of the same property conveyed to John D. Valiquette and Joe L. Rodgers and Steven M. Adcock by Warranty Deed from Rose M. Davis, unmarried, dated December 30, 1999, of record in Deed Book 490, page 695, Register's Office for Cheatham County, Tennessee, and in Book 1948, page 218 and in Instrument No 20000104-0000960, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County Taxes, a lien, not yet due and payable, 2019 Cheatham County Taxes, a lien, not yet due and payable, and any and all Rollback Taxes assessed against the subject property will be the responsibility of the Grantee herein; zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is unimproved property known as 1603 So Harpeth Rd, Kingston Springs, TN 37082 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and binds themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective this 5th day of April, 2019:

John D. Valiquette

Joe L. Rodgers

Steven M. Adcock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of April, 2019, before me personally appeared John D. Valiquette, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 4th day of April, 2019.

Notary Signature
My commission expires: 12-5-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of April, 2019, before me personally appeared Joe L. Rodgers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 5th day of April, 2019.

Notary Signature
My commission expires: 12-5-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of April, 2019, before me personally appeared Steven M. Adcock, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 5th day of April, 2019.

Notary Signature
My commission expires: 12-5-2020

EXHIBIT A (to Warranty Deed)

ROSE M. DAVIS PROPERTY 4.47 AC.
DAVIDISON COUNTY ,TN.

Beginning at a P.K. nail located in the center of Poplar Creek Road; said P.K. nail being the southwest corner of the Thomas H. Heard property (Instr. 199912100301845, Page 1 of 3, R.O.D.C., TN.) and a corner of the herein described property; thence with the center of Poplar Creek Road as follows: S 80° 28' W a distance of 28.89 feet to a P.K. nail; westerly with a curve concave to the south having a radius of 950.00 feet, a distance of 1213.08 feet (LC= S 43° 53' W, 1132.33') to a P.K. nail located in the center of South Harpeth Road; thence with the center of South Harpeth Road as follows: N 7° 41' W a distance of 142.27 feet to a point; northerly with a curve concave to the west having a radius of 400.00 feet, a distance of 278.36 feet (LC= N 27° 38' W , 272.78') to a point; N 47° 34' W a distance of 134.99 feet to a point; N 29° 15' W a distance of 55.40 feet to a point; N 13° 02' W a distance of 51.07 feet to a point; N 17° 35' W a distance of 33.63 feet to a P.K. nail located at a corner of the Ray B. McCall, Jr. property; thence with McCall's line N 70° 31' E a distance of 43.53 feet to a point located in the center of Poplar Creek; thence with the center of Poplar Creek and McCall's line as follows: S 47° 06' E a distance of 22.83 feet to a point; S 61° 30' E a distance of 123.92 feet to a point; N 71° 40' E a distance of 52.22 feet to a point; N 61° 39' E a distance of 71.44 feet to a point; N 43° 39' E a distance of 64.21 feet to a point; N 63° 52' E a distance of 107.98 feet to a point; N 72° 18' E a distance of 91.83 feet to a point; N 84° 31' E a distance of 54.31 feet to a point located at the southwest corner of the Thomas H. Heard property; thence with Heard's line and the center of the creek as follows: N 84° 31' E a distance of 68.30 feet to a point; N 71° 57' E a distance of 75.49 feet to a point; N 68° 45' E a distance of 292.58 feet to a point; N 83° 15' E a distance of 132.76 feet to point; thence leaving the creek with Heard's line S 1° 17' E a distance of 51.91 feet to the point of beginning containing 4.47 acres more or less according to a survey performed by Ronny G. Brown Surveying, RLS# 763, Franklin, Tennessee, dated December 17, 1999.

And

EXHIBIT A (to Warranty Deed)

ROSE M. DAVIS PROPERTY — 710.49 AC.
DAVIDSON COUNTY, TN.
WILLIAMSON COUNTY, TN.
CHEATHAM COUNTY, TN.

Beginning at a P.K. nail located in the center of Poplar Creek Road; said P.K. nail being the southeast corner of the Thomas H. Heard property (Instr. 199912100301845, Page 1 Of 3 R.O.D.C. TN.) and being a corner of the herein described property; thence with Heard's line as follows:
N 21° 29' W a distance of 71.90 feet to an iron pin;
N 8° 31' W a distance of 197.32 feet to an iron pin;
N 0° 20' W a distance of 232.93 feet to an iron pin;
N 6° 17' E a distance of 35.27 feet to an iron pin;
N 29° 48' E a distance of 133.54 feet to an iron pin;
N 41° 04' E a distance of 109.03 feet to an iron pin;
N 47° 39' E a distance of 69.74 feet to an iron pin;
N 4° 34' E a distance of 51.70 feet to an iron pin;
N 0° 25' E a distance of 227.28 feet to an iron pin;
N 63° 44' W a distance of 192.10 feet to an iron pin;
S 69° 55' W a distance of 295.21 feet to an iron pin;
S 80° 27' W a distance of 227.49 feet to an iron pin;
thence with Heard's and Ray B. McCall Jr.'s line S 62° 18' W a distance of 710.76 feet to an iron pin; thence with McCall's line S 86° 46' W a distance of 219.52 feet to an iron pin located in the easterly line of the Evelyn Rogers property; thence with Roger's line as follows:
N 3° 14' W a distance of 313.82 feet to an iron pin;
N 86° 09' W a distance of 138.91 feet to an iron pin;
S 82° 23' W a distance of 220.44 feet to an iron pin;
S 72° 11' W a distance of 151.64 feet to an iron pin;
S 57° 55' W a distance of 268.65 feet to a 36" beech tree stump;
S 68° 37' W a distance of 24.12 feet to an iron pin;
S 10° 01' E a distance of 496.91 feet to an iron pin;
S 11° 54' E a distance of 180.00 feet to an iron pin;
S 12° 55' E a distance of 68.50 feet to a point located in the center of South Harpeth Road; thence with the center of South Harpeth Road as follows:
N 83° 44' W a distance of 66.24 feet to a point;
N 88° 50' W a distance of 221.24 feet to a point;
N 87° 42' W a distance of 213.01 feet to a point;
N 83° 04' W a distance of 181.13 feet to a point;
N 78° 22' W a distance of 190.31 feet to a point;
N 71° 53' W a distance of 187.14 feet to a point;
N 64° 12' W a distance of 184.34 feet to a point;
N 59° 40' W a distance of 214.62 feet to a point; thence leaving the road with the westerly line of the Gilbert Long property and the Evelyn Rogers' property; S 24° 27' W passing the southwest corner of the Long property at 665.40 feet a total distance of 1607.07 feet to a point located in the South Harpeth River; thence with Rogers' line S 21° 19' E a distance of 104.15

feet to a point in the river and being a corner of the Michael Gibson property; thence with Gibson's line as follows:
S 60° 58' W a distance of 120.13 feet to a stump on the westerly side of the river;
S 22° 12' E a distance of 594.68 feet to an iron pin;
S 10° 13' E a distance of 165.03 feet to an iron pin;
S 24° 11' W a distance of 165.13 feet to an iron pin;
S 44° 54' W a distance of 1195.39 feet to an iron pin;
S 4° 49' W a distance of 918.86 feet to an iron pin;
N 85° 12' W a distance of 837.49 feet to an iron pin located at a corner of the Millard F. Mitchum, Jr. property; thence with Mitchum's line as follows:
N 4° 47' E a distance of 731.26 feet to a 30" oak tree;
N 5° 17' W a distance of 344.74 feet to a 18" oak tree;
N 12° 17' E a distance of 614.60 feet to a 30" oak tree:
N 2° 59' E a distance of 165.25 feet to a 30" oak tree;
N 3° 45' E a distance of 642.13 feet to a 24" oak tree;
N 3° 53' E a distance of 480.15 feet to a concrete monument;
N 3° 03' E a distance of 118.07 feet to an iron post located in the old South Harpeth river bed; thence continuing with Mitchum's line and the old river bed as follows;
N 69° 21' W a distance of 206.28 feet to an iron post;
N 80° 40' W a distance of 199.95 feet to an iron post;
N 55° 24' W a distance of 199.98 feet to an iron post;
N 85° 08' W a distance of 196.93 feet to an iron post;
S 84° 01' W a distance of 103.08 feet to an iron post;
N 74° 59' W a distance of 205.94 feet to an iron post;
N 48° 55' W a distance of 127.25 feet to an iron post;
N 7° 55' E a distance of 82.64 feet to an iron post;
N 36° 07' E a distance of 59.33 feet to an iron post;
N 73° 14' E a distance of 100.50 feet to an iron post;
N 7° 13' E a distance of 135.42 feet to an iron post;
N 16° 48' W a distance of 141.34 feet to an iron post;
N 13° 25' E a distance of 184.81 feet to an iron post;
N 32° 09' E a distance of 195.76 feet to an iron post;
N 21° 42' E a distance of 348.54 feet to a point located in the center of the present South Harpeth River and being a corner of the William C. Mitchum, Robert M. Mitchum, Jr., Jeremiah L. Mitchum, Millard F. Mitchum, Jr., and Alice Fitts property; thence leaving the river with the Mitchum's and Fitt's line as follows:
S 88° 14' E passing a 12" cedar tree at 94.32 feet a total distance of 207.90 feet to an iron pin;
N 83° 13' E a distance of 103.06 feet to an iron pin;
N 73° 38' E a distance of 76.60 feet to a 12" hickory tree;
S 45° 28' E a distance of 30.40 feet to a point;
N 88° 35' E a distance of 185.37 feet to an iron pin;
crossing South Harpeth Road N 74° 35' E a distance of 598.07 feet to a 12" oak tree;
N 21° 53' E a distance of 75.23 feet to a 30" beech tree;
N 6° 27' E a distance of 163.71 feet to an iron pin;
N 2° 36' E a distance of 268.59 feet to an iron pin;
N 4° 26' W a distance of 102.22 feet to a 30" walnut tree;
N 83° 57' W a distance of 778.04 feet to an iron pin;

crossing South Harpeth Road S 82° 44' W a distance of 52.56 feet to a post;
N 79° 52' W a distance of 153.00 feet to a concrete monument;
N 28° 23' W a distance of 369.57 feet to an iron pint;
N 2° 10' E a distance of 133.31 feet to a 12" ash tree;
N 80° 23' W a distance of 54.95 feet to a point;
N 78° 03' W a distance of 53.15 feet to a point in South Harpeth River and being a corner of the Millard F. Mitchum, Jr. property; thence leaving the river with Mitchum's line as follows:
N 78° 03 W a distance of 205.51 feet to a twin 12" hackberry tree;
N 77° 53' W a distance of 256.18 feet to an iron pin;
N 7° 33' E a distance of 331.41 feet to an iron pin;
N 10° 32' E a distance of 273.39 feet to a point in a slue;
N 72° 06' E a distance of 139.40 feet to a point in the slue;
N 48° 28' E a distance of 152.22 feet to a point in the slue; thence leaving the slue N 12° 42' W a distance of 192.17 feet to an iron post; N 63° 44' W a distance of 20.42 feet to a 30" elm tree; S 61° 15' W a distance of 296.07 feet to an iron pin; S 71° 00' W a distance of 180.40 feet to an iron pin; S 58° 56' W a distance of 638.60 feet to an iron pin located in the easterly line of the Hal Whetstone property; thence with Whetstone's line N 1° 45' W a distance of 559.62 feet to an iron pin located at the southeast corner of the Robert M. Whitfield property; thence with Whitfield's line as follows:
N 1° 29' E a distance of 150.60 feet to a 10" hickory tree;
N 5° 06' E a distance of 137.05 feet to a point;
N 1° 18' E a distance of 239.58 feet to a point;
N 1° 32' W a distance of 98.47 feet to a 36" beech tree;
N 16° 34' E a distance of 118.36 feet to a 40" beech tree;
N 11° 04' W a distance of 25.46 feet to a 15" oak tree;
N 22° 11' E a distance of 25.45 feet to a 18" maple tree;
N 10° 37' W a distance of 97.73 feet to a 12" oak tree;
N 11° 04' E a distance of 56.91 feet to a point;
N 15° 56' E a distance of 150.48 feet to a 42" beech tree;
N 23° 37' E a distance of 194.58 feet to a 30" oak tree;
N 12° 18' E a distance of 109.15 feet to a 18" hickory tree;
N 80° 24' W a distance of 64.42 feet to an iron pin;
N 36° 27' W passing an iron pin at 177.37 feet a total distance of 203.62 feet to a point in the center of South Harpeth Road; thence with the center of the road as follows;
N 70° 38' E a distance of 255.44 feet to a point;
N 77° 13' E a distance of 85.63 feet to a point;
S 84° 17' E a distance of 95.52 feet to a point;
S 70° 56' E a distance of 391.33 feet to a point;
S 52° 44' E a distance of 49.83 feet to a point;
S 38° 39' E a distance of 49.25 feet to a point;
S 29° 51' E a distance of 146.36 feet to a pointlocated at the northeast corner of the Jerry W. Sharpe, Sr. property; thence with Sharpe's line as follows: N 84° 59' W a distance of 95.03 feet to an iron pin; S 22° 38' E a distance of 276.79 feet to an iron pin; N 70° 34' E a distance of 90.50 feet to a point located in the center of South Harpeth Road; thence with the center of South Harpeth Road N 24° 07' W a distance of 237.81

feet to a point located at the northeast corner of Sharpe andthe southwest corner of the Auther Brooks property; thence with Brooks' line as follows: S 87° 46' E a distance of 356.25 feet to a point; S 84° 08' E a distance of 332.93 feet to a point; S 83° 44' E a distance of 275.04 feet to an iron post; crossing the present South Harpeth River S 83° 54' E a distance of 330.00 to an iron post located at a corner of the Cecil D. Branstetter property; thence with Branstetter's line as follows: N 26° 52' E a distance of 670.83 feet to a point in the river; thence leaving the river with Branstetter's line as follows:
S 86° 25' E a distance of 462.00 feet to an iron pin;
S 2° 17' W a distance of 156.37 feet to an iron pipe;
S 87° 43' E a distance of 2390.08 feet to an iron pin;
S 1° 51' E a distance of 532.54 feet to an iron post;
S 86° 24' E a distance of 53.53 feet to a 24" beech tree;
S 88° 08' E a distance of 156.74 feet to an iron post;
S 1° 34' E a distance of 793.86 feet to an iron pin;
S 88° 04' E a distance of 1225.96 feet to an iron pin located in the westerly line of the J. N. Pinkerton property; thence with Pinkerton's line as follows:
S 15° 54' E a distance of 2183.81 feet to an iron pin;
N 77° 16' E a distance of 132.08 feet to an iron pin;
S 84° 26' E a distance of 29.81 feet to an iron pin;
S 0° 25' W a distance of 368.90 feet to an iron pin;
S 4° 43' W a distance of 97.42 feet to a point in the center of a drain; thence continuing with Pinkerton and the center of the drain as follows:
N 50° 15' W a distance of 17.00 feet to a point;
S 40° 40' W a distance of 33.18 feet to a point;
S 53° 28' W a distance of 36.08 feet to a point;
S 21° 09' W a distance of 26.25 feet to a point;
S 49° 23' W a distance of 68.69 feet to a point;
S 13° 41' E a distance of 30.90 feet to a point;
S 17° 57' W a distance of 60.57 feet to a point;
S 78° 39' W a distance of 38.71 feet to a point;
S 44° 29' W a distance of 17.94 feet to a point;
S 6° 17' W a distance of 22.02 feet to a point;
S 14° 41' E a distance of 128.72 feet to a point;
S 16° 11' W a distance of 112.33 feet to a point;
S 5° 00' E a distance of 36.69 feet to a point;
S 6° 36' W a distance of 81.88 feet to a point;
S 15° 38' W a distance of 84.34 feet to a point located in the center of Poplar Creek; thence leaving the creek S 27° 21' E a distance of 60.48 feet to a P.K. nail in the center of Poplar Creek Road; thence with the center of Poplar Creek Road S 82° 06' W a distance of 52.25 feet to the point of beginning, containing 710.49 acres more or less according to a survey performed by Ronny G. Brown Surveying, RLS No. 763, Franklin, Tennessee, dated December 17, 1999.

EXHIBIT A (to Warranty Deed)

Being a part of the same property conveyed to Willie Lee (Bill) Davis and wife, Rose Davis, by deed from Raymond L. Barrett, Clerk and Master of the Chancery Court in Nashville for Davidson County, Tennessee, of record in Book 4513, page 441, Register's Office for Davidson County, Tennessee (Book 190, page 356, Register's Office for Cheatham County, Tennessee). The said Willie Lee (Bill) Davis having since died and title having vested in Rose Davis as surviving tenant by the entirety.

Being a part of the same property conveyed to Willie Lee Davis and wife, Rose M. Davis, by deed from Commerce Union Bank, Executor of the Estate of Vera Blanche McPherson of record in Book 5825, page 735 and by Deed from J. W. Laster and wife, Carrie C. Laster of record in Book 9239, page 196, Register's Office for Davidson County, Tennessee. The said Willie Lee Davis having since died and title having vested in Rose M. Davis as surviving tenant by the entirety.

Being the same property conveyed to Willie L. Davis and wife, Rose M. Davis, by deed from Bruce Wells and wife, L. Macon Farrar Wells of record in Book 8763, page 332, Register's Office for Davidson County, Tennessee. The said Willie L. Davis is now deceased and title having vested in Rose M. Davis as surviving tenant by the entirety.

Being part of the same property conveyed to Willie Lee Davis a/k/a Bill Davis by deed of record in Book 80, page 322, Book 82, page 333 and Book 175, page 538 (Book 4902, page 588, RODC, TN), all in the Register's Office for Cheatham County, Tennessee, and corrected by agreement in deed of record in Book 9640, page 834, Register's Office for Davidson County, Tennessee. The said William Lee Davis died testate February, 1999, and title having vested in Rose Marie Kotoreic Davis by Will of record in Case No. I-P-99-2309, in the Probate Court for Williamson County, Tennessee.

Being part of the same property conveyed to Willie Lee Davis a/k/a Bill Davis by deeds of record in Book 80, page 322, Book 82, page 333 and Book 175, page 538, (Book 4902, page 588, Register's Office for Davidson County, Tennessee) all in the Register's Office of Cheatham County, Tennessee. And being all of the same property conveyed to Willie Lee Davis and wife, Rose M. Davis by deeds of record in Book 196, page 274 and Book 200, page 572, Register's Office for Cheatham County, Tennessee. And being all of the same property conveyed to Willie Lee (Bill) Davis and wife, Rose M. Davis by deed of record in Book 164, page 598, Register's Office for Cheatham County, Tennessee, and being part of the same property conveyed to W. L. (Bill) Davis and wife, Rose M. Davis by deed of record in Book 280, page 893, Register's Office for Cheatham County, Tennessee. The said Willie Lee Davis died testate February, 1999, and title having vested in Rose Davis by Will of record in Case No.: I-P-99-2309, Probate Court for Williamson County, Tennessee, and as surviving tenant by the entirety.

Being the same property conveyed to Willie L. Davis and wife, Rose M. Davis, by deed from Macon Farrar Wells, Jane Farrar Baxter and R. L. Farrar, Jr. aka R. Lynn Farrar, Jr. of record in Book 1021, page 672, Register's Office for Williamson County, Tennessee, and Book 325, page 651, Register's Office for Cheatham County, Tennesee, and Book 8763, page 337, Register's Office for Davidson County, Tennessee. The said Willie L. Davis having since died and title having vested in Rose M. Davis as surviving tenant by the entirety.

Further being the same property conveyed to John D. Valiquette and Joe L. Rodgers and Steven M. Adcock by Warranty Deed from Rose M. Davis, unmarried, of record in **Instrument No. 200001040000960**, Register's Office for **Davidson County, Tennessee, Book 1948, page 218**, Register's Office for **Williamson County, Tennessee** and **Book 490, page 695**, Register's Office for **Cheatham County, Tennessee**.

EXHIBIT A (to Warranty Deed)

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING TRACTS OF LAND:

A certain tract of land located in Cheatham County, Tennessee, further described as follows:

Being a portion of the John D. Valiquette, et al property of record In Deed Bk. 1948 Pg. 218 R.O.C.C., and being more particularly described As follows:

Beginning at a point in the center of South Harpeth Road, said point being the northerwesterly corner of Gilbert Long property of record in Deed Bk.395 Pg.482 R.O.C.C.; thence with the westerly boundary of Long property and the Evelyn Rogers property of record in Deed Bk. 200 Pg. 246 R.O.C.C. the following three calls: S 24°27'00" W a distance of 1607.07' to a point, thence S 21°19'00" E a distance of 104.15' to a point, thence S 60°58'00" W a distance of 42.10' to a point in the South Harpeth River; thence with the approximate center line of said river, the following twenty-nine calls: N 40°22'44" W a distance of 56.82' to a point; N 68°39'16" W a distance of 26.89' to a point; thence N 31°08'48" W a distance of 75.29' to a point; thence N 22°32'40" W a distance of 100.08' to a point; thence N 43°59'13" W a distance of 84.56' to a point; thence N 22°20'10" W a distance of 167.22' to a point; thence N 27°19'05" W a distance of 234.31' to a point; thence N 69°13'42" W a distance of 61.91' to a point; thence N 24°12'28" W a distance of 81.65' to a point; thence N 51°19'58" W a distance of 63.50' to a point; thence N 64°26'04" W a distance of 29.31' to a point; thence S 89°29'12" W a distance of 77.98' to a point; thence S 73°19'09" W a distance of 52.05' to a point; thence S 57°18'26" W a distance of 47.08' to a point; thence S 84°47'52" W a distance of 264.85' to a point; thence N 79°58'20" W a distance of 87.80' to a point; thence S 89°35'01" W a distance of 137.39' to a point; thence N 65°23'58" W a distance of 271.39' to a point; thence N 75°55'38" W a distance of 225.86' to a point; thence N 82°16'27" W a distance of 121.52' to a point; thence N 73°26'29" W a distance of 78.41' to a point; thence N 60°22'21" W a distance of 64.97' to a point; thence N 41°47'41" W a distance of 187.91' to a point; thence N 24°23'46" W a distance of 160.15' to a point; thence N 04°23'29" W a distance of 96.83' to a point; thence N 07°51'31" E a distance of 152.51' to a point; thence N 15°21'57" E a distance of 240.39' to a point; thence N 14°02'30" W a distance of 52.60' to a point; thence N 34°23'00" W a distance of 186.86' to a point in the southerly boundary of the Millard Mitchum property of record in Deed Bk. 1279 Pg. 429 R.O.C.C.; thence leaving the river and with Mitchums southerly boundary the following seven calls: S 88°14'00" E a distance of 207.90' to a ip; thence N 83°13'00" E a distance of 103.06' to a ip; thence N 73°38'00" E a distance of 76.60' to a 12" hickory; thence S 45°28'00" E a distance of 30.40' to a point; thence N 88°35'00" E a distance of 185.37' to a ip; thence N 74°35'00" E a distance of 48.15' to a point in the center of South Harpeth Road; thence with the centerline of said road and severing the said property of John Valiquette,

EXHIBIT A (to Warranty Deed)

et al the following sixteen calls: S 89°05'38" E a distance of 105.60' to a point; thence N 84°11'03" E a distance of 112.88' to a point; thence N 84°07'37" E a distance of 211.15' to a point; thence N 85°25'12" E a distance of 101.30' to a point; thence N 88°50'55" E a distance of 175.47' to a point; thence S 87°55'36" E a distance of 123.87' to a point; thence S 83°10'16" E a distance of 201.58' to a point; thence S 79°29'31" E a distance of 89.35' to a point; thence S 75°04'15" E a distance of 227.51' to a point; thence S 76°34'59" E a distance of 314.80' to a point; thence S 78°38'52" E a distance of 102.13' to a point; thence S 76°10'31" E a distance of 107.95' to a point; thence S 69°01'25" E a distance of 97.76' to a point; thence S 56°00'31" E a distance of 98.15' to a point; thence S 51°16'05" E a distance of 112.84' to a point; thence S 54°10'20" E a distance of 75.38' to the point of beginning, having an area of 72.96 acres more or less per survey of David Demerich, RLS #1219.

Being the same property having been conveyed to Steven M. Adcock by Quitclaim Deed from John D. Valiquette and Joe L. Rodgers of record in **Book 375**, **page 591**, Register's Office for **Cheatham County, Tennessee**.

AND; A certain tract of land located in Cheatham, Davidson and Williamson Counties, Tennessee, further described as follows:

Land in Cheatham, Davidson and Williamson Counties, Tennessee, and being more particularly described according to a survey by Kenneth D. Church, Tennessee R.L.S. No. 1004, dated November 29, 2010, as follows:

Beginning at an iron rod existing with GS&P cap (North 624126.210 feet, 1657462.697 feet) located in the line of George E. Mudter, Jr., Trustee, recorded in Instrument Number 20090724-0069811, Register's Office of Davidson County, Tennessee, said iron rod being located North 7 degrees 41 minutes 20 seconds East 534.83 feet from a Concrete Monument Existing (North 623596.185 feet, East 1657391.140 feet) said monument being located South 23 degrees 10 minutes East 15.35 from a Beech Tree marked with an "X" and North 26 degrees 11 minutes 46 seconds West 1581.03 feet from an iron axle rod existing;
Thence with and across property of George E. Mudter, Jr., Trustee, recorded in Instrument Number 20090724-0069811, Register's Office of Davidson County, Tennessee, the following three (3) calls and distances:

1. South 47 Degrees 57 Minutes West 271.81 feet to an iron rod existing ½ inch diameter;

2. South 07 Degrees 54 Minutes 30 Seconds West 918.74 feet crossing approximate Williamson County line to an iron rod existing ½ inch diameter;

3. North 82 Degrees 06 Minutes 46 Seconds West 837.23 feet to an iron rod existing ½ inch diameter in the line of a gore of property (Start of a recommended Boundary Line Agreement) with property of Lee Ann Hawkins recorded in Deed Book 4262, Page 827, Register's Office of Cheatham County, Tennessee;

Thence with said line John D. Valiquette, Joe L. Rodgers, and Steven M. Adcock recorded in Instrument Number 20000104-000960, Register's Office of Davidson County, Tennessee, and Deed Book 280, Page 893, Register's Office of Cheatham County, Tennessee, the following six (6) calls and distances for recommended Boundary Line Agreement with Hawkins:

1. North 07 Degrees 56 Minutes 51 Seconds East 732.82 feet crossing deed line of George E. Mudter, Jr., Trustee, to an iron rod existing RLS 1488 Cap;

2. North 02 Degrees 24 Minutes 02 Seconds West 343.45 feet along an old fence line to a 17 inch diameter Hickory tree with a blaze;

3. North 15 Degrees 20 Minutes 41 Seconds East 615.10 feet to a 40" diameter Red Oak tree;

4. North 01 Degrees 56 Minutes 02 Seconds East 165.25 feet to an iron rod new with GS&P cap;

5. North 07 Degrees 54 Minutes 18 Seconds East 642.13 feet crossing approximate Cheatham County line to a 26" diameter Black Gum tree;

6. North 06 Degrees 55 Minutes 35 Seconds East 480.04 feet to a concrete monument existing marking the end of recommended Boundary Line Agreement;

Thence with line Lee Ann Hawkins recorded in Deed Book 4262, Page 827, Register's Office of Cheatham County, Tennessee, the following sixteen (16) calls and distances;

1. North 06 Degrees 08 Minutes 35 Seconds East 117.94 feet to an iron tpost existing;
2. North 66 Degrees 13 Minutes 33 Seconds West 206.28 feet to an iron tpost existing;

3. North 77 Degrees 38 Minutes 18 Seconds West 200.17 feet to an iron tpost existing;,
4. North 52 Degrees 20 Minutes 40 Seconds West 200.07 feet to an iron tpost existing;,
5. North 82 Degrees 02 Minutes 55 Seconds West 196.04 feet to an iron tpost existing;,
6. South 87 Degrees 08 Minutes 12 Seconds West 103.56 feet to an iron tpost existing;
7. North 71 Degrees 55 Minutes 56 Seconds West 205.90 feet to an iron tpost existing;,
8. North [illegible] Degrees 50 Minutes 19 Seconds West 127.29 feet to an iron tpost existing;,
9. North 10 Degrees 55 Minutes 39 Seconds East 82.55 feet to an iron tpost existing;,
10. North 39 Degrees 12 Minutes 10 Seconds East 59.48 feet to an iron tpost existing;
11. North 76 Degrees 19 Minutes 58 Seconds East 100.57 feet to an iron tpost existing;
12. North 10 Degrees 15 Minutes 48 Seconds East 135.42 feet to an iron tpost existing;;
13. North 13 Degrees 44 Minutes 01 Seconds West for 141.38 feet to an iron tpost existing;
14. North 16 Degrees 27 Minutes 19 Seconds East for 185.02 feet to an iron tpost existing;
15. North 35 Degrees 11 Minutes 19 Seconds East for 195.76 feet to an iron tpost existing;
16. North 24 Degrees 44 Minutes 19 Seconds East for 319.48 feet to the approximate centerline of the South Harpeth River dated 11-08-10 by GPS (RTK);

Thence with the meander of said South Harpeth River the following thirty three (33) calls and distances;

1. South 41 Degrees 30 Minutes 54 Seconds East 48.69 feet;
2. South 45 Degrees 18 Minutes 48 Seconds East 120.29 feet;
3. South 12 Degrees 48 Minutes 30 Seconds East 45.96 feet;
4. South 16 Degrees 25 Minutes 03 Seconds West 62.94 feet;
5. South 19 Degrees 05 Minutes 29 Seconds West 97.14 feet;
6. South 24 Degrees 29 Minutes 23 Seconds West 115.92 feet;
7. South 17 Degrees 14 Minutes 12 Seconds West 81.88 feet;
8. South 00 Degrees 01 Minutes 33 Seconds West 79.83 feet;
9. South 11 Degrees 03 Minutes 37 Seconds East 94.92 feet;
10. South 14 Degrees 23 Minutes 46 Seconds East 88.77 feet;
11. South 33 Degrees 05 Minutes 39 Seconds East 93.37 feet;
12. South 44 Degrees 28 Minutes 22 Seconds East 102.02 feet;
13. South 47 Degrees 05 Minutes 54 Seconds East 100.08 feet;
14. South 69 Degrees 55 Minutes 19 Seconds East 91.69 feet;
15. South 66 Degrees 31 Minutes 36 Seconds East 90.19 feet;
16. South 81 Degrees 22 Minutes 09 Seconds East 100.10 feet;
17. South 64 Degrees 13 Minutes 52 Seconds East 116.95 feet;
18. South 63 Degrees 35 Minutes 23 Seconds East 108.55 feet crossing the Davidson County line;
19. South 66 Degrees 34 Minutes 47 Seconds East 97.58 feet;

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20. South 75 Degrees 31 Minutes 33 Seconds East 120.94 feet;

21. South 85 Degrees 24 Minutes 38 Seconds East 92.86 feet;

22. South 79 Degrees 40 Minutes 32 Seconds East 126.39 feet;

23. North 85 Degrees 53 Minutes 49 Seconds East 93.86 feet;

24. South 86 Degrees 22 Minutes 15 Seconds East 111.96 feet;

25. North 69 Degrees 30 Minutes 24 Seconds East 110.18 feet;

26. North 86 Degrees 49 Minutes 06 Seconds East 67.05 feet;

27. South 66 Degrees 23 Minutes 35 Seconds East 110.83 feet;

28. South 30 Degrees 54 Minutes 11 Seconds East 238.54 feet;

29. South 29 Degrees 16 Minutes 18 Seconds East 106.85 feet;

30. South 30 Degrees 42 Minutes 18 Seconds East 61.36 feet;

31. South 11 Degrees 49 Minutes 23 Seconds East 86.15 feet;

32. South 31 Degrees 24 Minutes 25 Seconds East 259.17 feet;

33. South 23 Degrees 19 Minutes 40 Seconds East 94.55 feet to a point corner with George E. Mudter, Jr., Trustee, recorded in Instrument Number 20090724-0069811, Register's Office of Davidson County, Tennessee;

Thence with property of George E. Mudter, Jr., Trustee, recorded in Instrument Number 20090724-0069811, Register's Office of Davidson County, Tennessee, the following five (5) calls and distances:

1. South 54 Degrees 08 Minutes 35 Seconds West 181.19 feet to an iron rod existing with GS&P cap;

2. South 31 Degrees 11 Minutes 01 Seconds East 596.43 feet to an iron rod existing ½ inch diameter;

3. South 07 Degrees 12 Minutes 30 Seconds East 165.03 feet to an iron rod existing ½ inch diameter;

4. South 27 Degrees 14 Minutes 25 Seconds West 165.18 feet to an iron rod existing ½ inch diameter;

5. South 47 Degrees 57 Minutes 00 Seconds West for 923.92 feet to the Point of Beginning,

Said parcel contains 4,567,830.49 square feet more or less or 104.86 Acres more or less.

Source of North-Tennessee Grid North (NAD83).

Being the same property having been conveyed to George E. Mudter, Jr., Trustee by Warranty Deed from John D. Valiquette, Joe L. Rodgers and Steven M. Adcock of record in **Book 372, page 117,** Register's Office for **Cheatham County, Tennessee** and **Instrument No. 20110103-0000342,** Register's Office for **Davidson County, Tennessee** and **Book 5245, page 455,** Register's Office for **Williamson County, Tennessee.**

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AND; A certain tract of land located in Cheatham, Tennessee, further described as follows:

Being a portion of the John D. Valiquette, et al property of record in Deed Bk. 1948 Pg.218 R.O.C.C. and being more particularly described as follows:

Beginning at a point in the center of South Harpeth Rd., said point being S 84 59' 00" E, 95.03' from an iron Pin, said pin being an interior corner of the Joe Rogers property of record in Deed Bk. Pg. R.O.C.C. and the northwest corner of the Ray Baker property of record in Deed Bk. 592 Pg. 53 R.O.C.C.; thence with the southerly boundary of the Auther Brooks property of record in Deed Bk.307 Pg.295 R.O.C.C., the following three calls: S 87°46'00" E a distance of 356.25' to an iron post; thence S 84°08'00" E a distance of 332.93' to an iron post; thence S 83°44'00" E a distance of 275.04' to an iron post; thence S 83°54'00" E a distance of 48.01' to a point on the top bank of the South Harpeth River; thence with the top bank of said river, severing said John Valiquette, et al property, three new lines, S 53°34'35" W a distance of 73.76' to a point; thence S 33°39'17" W a distance of 238.64' to a point; thence S 07°38'50" W a distance of 374.28' to a point in the center of South Harpeth Rd., said point being the northeasterly corner of said Joe Rogers property; thence with the center of said road, N 66°18'00" W a distance of 304.86' to a point; thence N 62°11'00" W a distance of 179.10' to a point; thence N 49°00'00" W a distance of 131.68' to a point; thence N 41°05'00" W a distance of 94.45' to a point; thence N 31°26'00" W a distance of 135.56' to a point; thence N 24°07'22" W a distance of 237.82' to a point, which is the point of beginning, having an area of 8.877 acres more or less per survey of David Demerich, RLS # 1219.

Being the same property having been conveyed to Joe L. Rodgers by Quitclaim Deed from John D. Valiquette and Steven M. Adcock of record in **Book 372, page 596,** Register's Office for **Cheatham County, Tennessee**.

AND; A certain tract of land located in Cheatham County, Tennessee, further described as follows:

Being a portion of the John D. Valiquette, et al property of record in Deed Bk. 1948 Pg. 218 R.O.C.C., and being more particularly described as follows:

Beginning at a point in the center of South Harpeth Road, Said point being N 74 35' 00" E., 48.15' of an iron pin, a common corner of the said John D. Valiquette, et al property and the Willard Mitchum property of record in Deed Bk. 1279 Pg. 429 R.O.C.C., thence severing the said John D. Valiquette, et al property the following calls: thence with the southerly boundary of William Mitchum of record in Deed Bk. 271 Pg. 656 R.O.C.C., N 74°35'00" E a distance of 549.92' to a 12" oak; thence with the easterly boundary of Mitchum the following four calls, N 21°53'00" E a distance of 75.23' to a 30" beech; thence N 06°27'00" E a distance of 163.71' to an iron pin; thence N 02°36'00" E a distance of

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268.59' to an iron pin; thence N 04°26'00" W a distance of 102.22' to a 30" walnut; thence with the southerly boundary Of Mitchum N 83°57'00" W a distance of 778.04' to an iron pin; thence S 80°37'36" W a distance of 30.94' to a point in the center of South Harpeth Road; thence with the center of said road, the following five calls: N 03°42'17" W a distance of 22.52' to a point; thence N 11°45'33" W a distance of 56.99' to a point; thence N 18°01'04" W a distance of 55.44' to a point; thence N 19°24'57" W a distance of 57.91' to a point; thence N 15°23'55" W a distance of 54.79' to a point on the centerline of a TVA easement of record in Deed Bk. 4225 Pg. 587 R.O.C.C.; thence with said centerlineN 68°54'21" E a distance of 539.44' to a point; thence N 63°11'05" E a distance of 711.61' to a fence corner; thence with an existing fence the following ten calls; S 76°53'43" E a distance of 362.69' to a fence corner; thence N 66°15'53" E a distance of 456.16' to a fence corner; thence S 86°03'32" E a distance of 301.11' to a 24" Hickory in fence; thence N 57°39'13" E a distance of 251.38' to a fence corner; thence N 22°40'55" E a distance of 185.74' to a fence corner; thence N 36°04'12" E a distance of 131.01' to a fence corner; thence N 57°10'31" E a distance of 299.08' to a fence corner; thence S 45°17'16" E a distance of 121.88' to a fence corner; thence S 38°46'52" E a distance of 96.06' to a point; thence S 15°53'33" W a distance of 149.71' to a point; thence S 09°33'26" E a distance of 255.70' to the center of a drain; thence with the center of the drain the following nine calls; S 02°55'34" E a distance of 179.92' to a point; thence S 33°39'22" E a distance of 34.55' to a point; thence S 06°24'19" E a distance of 141.82' to a point; thence S 48°12'09" W a distance of 72.57' to a point; thence S 25°58'14" E a distance of 27.52' to a point; thence S 10°47'36" W a distance of 105.17' to a point; thence S 17°45'59" W a distance of 187.61' to a point; thence S 39°36'23" E a distance of 60.04' to a point; thence S 10°52'01" W a distance of 267.95' to a point; thence with an existing fence, S 53°13'34" W a distance of 93.54' to a fence corner; thence S 02°05'50" W a distance of 215.76' to a fence corner; thence S 48°37'48" W a distance of 148.08' to a fence corner; thence S 59°32'04" W a distance of 148.34' to a fence corner; thence S 78°41'11" W a distance of 160.16' to a fence corner; thence S 36°21'21" W a distance of 455.18' to a

point in the center of South Harpeth Road; thence with the center of said road, the following thirteen calls; N 76°10'31" W a distance of 107.95' to a point; thence N 78°38'52" W a distance of 102.13' to a point; thence N 77°08'32" W a distance of 220.68' to a point;

thence N 75°16'21" W a distance of 94.16' to a point; thence N 74°17'29" W a distance of 107.11' to a point; thence N 75°45'50" W a distance of 120.42' to a point; thence N 79°29'31" W a distance of 89.35' to a point; thence N 83°10'16" W a distance of 201.58' to a point; thence N 87°55'36" W a distance of 123.87' to a point; thence S 88°50'55" W a distance of 175.47' to a point; thence S 84°32'46" W a distance of 312.45' to a point; thence S 84°11'03" W a distance of 112.88' to a point; thence N 89°05'38" W a distance of 105.60' to the point of beginning, having an area of 88.72 acres more or less per survey of David Demerich, RLS #1219.

Being the same property having been conveyed to John D. Valiquette by Quitclaim Deed from Joe L. Rodgers and Steven M. Adcock of record in **Book 375, page 600,** Register's Office for **Cheatham County, Tennessee**.

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AND; A certain tract of land located in Cheatham County, Tennessee, further described as follows:

BEING A PARCEL OF LAND IN THE 6TH CIVIL DISTRICT OF KINGSTON SPRINGS, CHEATHAM COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE GROTE FAMILY LP PROPERTY AS OF RECORD IN RECORD BOOK 389, PAGE 487-R.O.C.C., TN. BOUNDED ON THE EAST BY THE GROTE FAMILY LP PROPERTY AS OF RECORD IN RECORD BOOK 500, PAGE 1370-R.O.C.C., TN. BOUNDED ON THE SOUTH BY THE JOHN D. VALIQUETTE PROPERTY AS OF RECORD IN RECORD BOOK 490, PAGE 706-R.O.C.C., TN. BOUNDED ON THE WEST BY THE CENTERLINE OF SOUTH HARPETH ROAD BEING THE DURAND MCINTOSH, ET UX PROPERTY AS OF RECORD IN RECORD BOOK 499, PAGE 2971-R.O.C.C., TN. AND THE JOE L. RODGERS PROPERTY AS OF RECORD IN RECORD BOOK 375, PAGE 596-R.O.C.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF SOUTH HARPETH ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE JOHN D. VALIQUETTE PROPERTY AS OF RECORD IN RECORD BOOK 490, PAGE 706-R.O.C.C., TN AND BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, A COMMON LINE WITH THE DURAND MCINTOSH, ET UX PROPERTY AS OF RECORD IN RECORD BOOK 499, PAGE 2971-R.O.C.C., TN AND ALONG THE CENTER OF SOUTH HARPETH ROAD THE FOLLOWING CALLS;

THENCE, WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 15 DEGREES 26 MINUTES 35 SECONDS, A RADIUS OF 375.00 FEET, A LENGTH OF 101.07 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 00 DEGREES 15 MINUTES 42 SECONDS WEST, 100.77 FEET;

THENCE, NORTH 7 DEGREES 27 MINUTES 35 SECONDS EAST 38.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 41 DEGREES 27 MINUTES 40 SECONDS, A RADIUS OF 460.00 FEET, A LENGTH OF 332.87 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 28 DEGREES 11 MINUTES 25 SECONDS EAST, 325.66 FEET;

THENCE, NORTH 48 DEGREES 55 MINUTES 15 SECONDS EAST, 280.00 FEET;

THENCE, NORTH 48 DEGREES 47 MINUTES 21 SECONDS EAST 163.21 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 18 DEGREES 50 MINUTES 03 SECONDS, A RADIUS OF 672.00 FEET, A LENGTH OF 220.90 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 39 DEGREES 22 MINUTES 20 SECONDS EAST, 219.91 FEET;

THENCE, NORTH 29 DEGREES 57 MINUTES 18 SECONDS EAST, 315.72 FEET;

THENCE, NORTH 29 DEGREES 46 MINUTES 07 SECONDS EAST, 302.57 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 85 DEGREES 29 MINUTES 42 SECONDS, A RADIUS OF 110.00 FEET, A LENGTH OF 164.14 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 12 DEGREES 58 MINUTES 44 SECONDS WEST. 149.33 FEET;

THENCE, NORTH 55 DEGREES 43 MINUTES 35 SECONDS WEST, 49.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 7 DEGREES 26 MINUTES 05 SECONDS, A RADIUS OF 3300.00 FEET, A LENGTH OF 428.21 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 59 DEGREES 26 MINUTES 37 SECONDS WEST, 427.91 FEET;

THENCE, CONTINUING WITH SAID CENTERLINE, NORTH 63 DEGREES 09 MINUTES 40 SECONDS WEST, 188.23 FEET;

THENCE, NORTH 64 DEGREES 03 MINUTES 44 SECONDS WEST, 76.15 FEET;

THENCE, LEAVING SAID CENTERLINE, A COMMON LINE WITH THE JOE L. RODGERS PROPERTY AS OF RECORD IN RECORD BOOK 375, PAGE 596-R.O.C.C., TN AND THE WEST BANK OF THE SOUTH HARPETH RIVER, NORTH 10 DEGREES 35 MINUTES 39 SECONDS EAST, 374.28 FEET;

THENCE, NORTH 36 DEGREES 44 MINUTES 06 SECONDS EAST, 238.64 FEET;

THENCE, NORTH 56 DEGREES 39 MINUTES 24 SECONDS EAST, 73.76 FEET;

THENCE, A COMMON LINE WITH THE ARTHUR L. BROOKS PROPERTY AS OF RECORD IN RECORD BOOK 307, PAGE 295-R.O.C.C., TN. AND THE GROTE FAMILY LP PROPERTY AS OF RECORD IN RECORD BOOK 389, PAGE 487-R.O.C.C., TN. CROSSING THE SOUTH HARPETH RIVER, SOUTH 81 DEGREES 16 MINUTES 58 SECONDS EAST, 280.26 FEET TO AN IRON FENCE POST FOUND;

THENCE, A COMMON LINE WITH THE GROTE FAMILY LP PROPERTY AS OF RECORD IN RECORD BOOK 389, PAGE 487-R.O.C.C, TN. NORTH 30 DEGREES 13 MINUTES 49 SECONDS EAST, 669.65 FEET;

THENCE, SOUTH 83 DEGREES 19 MINUTES 02 SECONDS EAST, 462.00 FEET TO AN IRON PIPE FOUND;

THENCE, SOUTH 5 DEGREES 22 MINUTES 58 SECONDS WEST, 156.37 FEET TO AN IRON PIPE FOUND;

THENCE, SOUTH 84 DEGREES 37 MINUTES 02 SECONDS EAST, 2390.08 FEET TO AN IRON PIN FOUND;

THENCE, SOUTH 1 DEGREES 18 MINUTES 41 SECONDS WEST, 532.18 FEET TO A METAL FENCE POST FOUND;

THENCE, SOUTH 82 DEGREES 39 MINUTES 08 SECONDS EAST, 53.53 FEET;

THENCE, SOUTH 84 DEGREES 23 MINUTES 17 SECONDS EAST, 155.88 TO A METAL FENCE POST FOUND;

THENCE, A COMMON LINE WITH THE GROTE FAMILY LP PROPERTY AS OF RECORD IN RECORD BOOK 500, PAGE 1370-R.O.C.C., TN. SOUTH 1 DEGREES 13 MINUTES 39 SECONDS WEST, 174.07 FEET TO AN IRON PIN SET;

THENCE, ON A NEW LINE, SOUTH 67 DEGREES 22 MINUTES 26 SECONDS WEST, 1527.03 FEET TO AN IRON PIN SET;

THENCE, SOUTH 22 DEGREES 37 MINUTES 34 SECONDS EAST, 328.55 FEET TO A WOODEN POST FOUND;

THENCE, A COMMON LINE WITH THE JOHN D. VALIQUETTE PROPRETY AS OF RECORD IN RECORD BOOK 490, PAGE 706-R.O.C.C., TN. SOUTH 60 DEGREES 16 MINUTES 12 SECONDS WEST, 299.08 FEET TO A WOODEN FENCE POST;

THENCE, SOUTH 39 DEGREES 09 MINUTES 53 SECONDS WEST, 131.01 FEET TO A WOODEN FENCE POST FOUND;

THENCE, SOUTH 25 DEGREES 46 MINUTES 36 SECONDS WEST, 185.74 FEET TO A WOODEN FENCE POST FOUND;

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THENCE, SOUTH 60 DEGREES 44 MINUTES 54 SECONDS WEST, 251.38 FEET TO A 24" HICKORY TREE FOUND;

THENCE, NORTH 82 DEGREES 57 MINUTES 51 SECONDS WEST 301.11 FEET TO A WOODEN FENCE POST FOUND;

THENCE, SOUTH 69 DEGREES 21 MINUTES 34 SECONDS WEST, 456.16 FEET TO A WOODEN FENCE POST FOUND;

THENCE, NORTH 73 DEGREES 48 MINUTES 02 SECONDS WEST, 362.69 FEET TO A WOODEN FENCE POST FOUND;

THENCE, SOUTH 66 DEGREES 16 MINUTES 46 SECONDS WEST, 711.61 FEET TO AN IRON PIN FOUND;

THENCE, SOUTH 72 DEGREES 00 MINUTES 02 SECONDS WEST, 539.21 FEET TO THE POINT OF BEGINNING.

CONTAINING, 6,751,800 sq. ft. or 155.00 Acres, more or less according to a survey by Brian McCain, P.L.S. TN #2256, Southern Precision Land Surveying, Inc. dated July 27, 2015.

Being the same property conveyed to Ashland Properties, LLC by Warranty Deed from John D. Valiquette and Joe L. Rodgers and Steven M. Adcock of record in **Book 501, page 2735,** Register's Office for **Cheatham County, Tennessee.**

AND; A certain tract of land located in Cheatham County, Tennessee, further described as follows:

Beginning at a fence post, a corner in the southerly boundary of the South Harpeth Partners, LLC property of record in Deed Bk. 529, page 1484 R.O.C.C., said post being the northeasterly corner of the John D. Valiquette property of record in Deed Bk. 490, pg. 706 R.O.C.C.; thence with the southerly boundary of the South Harpeth Partners, LLC, N 22°37'34" W a distance of 328.55 feet to a point; thence N67°16'57" E a distance of 1,528.69 feet to a point in the westerly boundary of the Grote Family L.P. property of record in Deed Bk. 500, pg. 1370 R.O.C.C.; thence with Grote, S 01°32'27" W a distance of 281.20 feet to an iron post on the centerline of a TVA easement of record in Bk. 4225, pg. 587 R.O.C.C.; thence with the centerline of said easement and severing the lands of the John D. Valiquette, et al, S 67°21'24" W a distance of 862.15 feet to an iron post, thence S 37°20'41" W a distance of 564.67 feet to a point, said point being a corner of the John Valiquette property in his easterly boundary; thence with with Valiquette's easterly boundary N 35°41'18" W a distance of 96.06 feet to a fence post; thence N 42°11'42" W a distance of 121.88 feet to the point of beginning, having an area of 455,383.01 square feet. 10.454 acres as per survey of David Demerich, TN, RLS #1219.

Being the same property conveyed to South Harpeth Partners LLC by Warranty Deed from John D. Valiquette and Joe L. Rodgers and Steven M. Adcock of record in **Book 537, page 721,** Register's Office for **Cheatham County, Tennessee.**

EXHIBIT A (to Warranty Deed)

AND; A certain tract of land located in Cheatham County, Tennessee, further described as follows:

Beginning at a point in the center of South Harpeth Road, at it's intersection with Anderson Road; thence with the centerline of South Harpeth Road,S 38°39'00" E a distance of 49.25'to a point; thence S 29°51'00" E a distance of 146.36'to a point,the Northeasterly corner of Baker property of record in Deed Bk. 592 Pg. 53 R.O.C.C.;thence with Baker the following three calls; N 84°59'00" W a distance of 95.03'to an iron pin;thence S 22°38'00" E a distance of 276.79'to a point;thence N 70°34'00" E a distance of 90.50'to a point in the center of South Harpeth Road; thence with the centerline of South Harpeth Road the following five new lines: S 31°26'00" E a distance of 135.56'to a point; thence S 41°05'00" E a distance of 94.45'to a point; thence S 49°00'00" E a distance of 131.68'to a point;thence S 62°11'00" E a distance of 179.10'to a point;thence S 66°18'00" E a distance of 304.86'to a point; thence leaving said road and following the westerly bank of the South Harpeth River, the following four new lines, S 11°43'00" W a distance of 524.22'to a point; thence S 08°36'00" W a distance of 605.95'to a point; thence S 43°08'00" W a distance of 551.97'to a point; thence S 30°33'00" W a distance of 159.96'to a point in the Northerly boundary of Hawkins property of record in Record Bk. 246 Pg. 630 R.O.C.C.; thence with Hawkins the following eleven calls: N 77°53'00" W a distance of 85.21'to a twin 12" Hackberry ; thence N 77°53'00" W a distance of 256.18'to an iron pin; thence N 06°59'00" E a distance of 328.75'to an iron pin; thence N 10°32'00" E passing an iron post at a distance of 248.39' a total distance of 273.39'to a point in a slue; thence N 72°06'00" E a distance of 139.40'to a point in a slue;thence N 48°28'00" E a distance of 152.22'to a point in a slue; thence N 12°42'00" W a distance of 192.17'to an iron post; thence N 63°44'00" W a distance of 20.42'to a 30" Elm ;thence S 61°15'00" W a distance of 296.07'to an iron pin; thence S 71°00'00" W a distance of 180.40'to an iron pin; thence S 58°56'00" W a distance of 638.60'to an iron pin in the easterly boundary of Whetstone property of record in Deed Bk. 307 Pg. 26 R.O.C.C.; thence with Whetstone N 01°45'00" W a distance of 559.62'to an iron pin, thesoutheasterly corner of Angel Heart Farm, Inc. property of record in Record Bk. 253 Pg. 504, R.O.C.C.; thence with the easterly boundary of Angel Heart Farm, the following fourteen calls: N 01°29'01" E a distance of 150.60'to a 10" Hickory; thence N 05°06'00" E a distance of 137.05'to a point; thence N 01°18'00" E a distance of 239.58'to a point; thence N 01°32'00" W a distance of 98.47'to a 36" Beech; thence N 16°34'00" E a distance of 118.36'to a 40" Beech; thence N 11°04'00" W a distance of 25.46'to a 15" Oak; thence N 22°11'00" E a distance of 25.45'to a 18" Maple; thence N 10°37'00" W a distance of 97.73'to a 12" Oak; thence N 11°04'00" E a distance of 56.91'to a point; thence N 15°56'00" E a distance of 150.48'to a 42" Beech; thence N 23°37'00" E a distance of 194.58'to a 30" Oak; thence N 12°18'00" E a distance of 109.15'to a 18" Hackberry; thence N 80°24'00" W a distance of 64.42'to an iron pin; thence N 36°27'00" W passing an iron pin at a distance of 177.37'a total distance of 203.62'to a point in the center of South Harpeth Road; thence with the centerline of South Harpeth Road, N 70°38'00" E a distance of 255.44'to a point; thence N 77°13'00" E a distance of 85.63'to a point; thence S 84°17'00" E a distance of 95.52'to a point; thence S 70°56'00" E a distance of 391.33'to a point; thence S 52°44'00" E a distance of 49.83'to the point of beginning,
having an area of 2819424.90 square feet,
64.725 acres. Per survey of David Demerich, RLS# 1219.

Being the same property conveyed to Joe L. Rodgers by Quitclaim Deed from John D. Valiquette and Steven M. Adcock of record in **Book 279, page 172,** Register's Office for **Cheatham County, Tennessee.**

EXHIBIT A (to Warranty Deed)

AND; A certain tract of land located in Cheatham County, Tennessee, further described as follows:

BEING A PARCEL OF LAND IN THE 6TH CIVIL DISTRICT OF KINGSTON SPRINGS, CHEATHAM COUNTY, TENNESSEE. BOUNDED ON THE NORTH AND EAST BY THE CENTERLINE OF SOUTH HARPETH ROAD. BOUNDED ON THE SOUTH BY THE WILLIAM C. MITCHUM & ANITA MITCHUM PROPERTY AS OF RECORD IN RECORD BOOK 457, PAGE 273-R.O.C.C., TN. BOUNDED ON THE WEST BY THE CENTER OF THE SOUTH HARPETH RIVER AND BEING MORE PATICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE SOUTH HARPETH ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE WILLIAM C. MITCHUM & ANITA MITCHUM PROPERTY AS OF RECORD IN RECORD BOOK 457, PAGE 273-R.O.C.C., TN. AND BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, A COMMON LINE WITH THE WILLIAM C. MITCHUM & ANITA MITCHUM PROPERTY AS OF RECORD IN RECORD BOOK 457, PAGE 273-R.O.C.C., TN. SOUTH 85 DEGREES 48 MINUTES 49 SECONDS WEST, 21.85 FEET TO A FENCE POST;

THENCE, ALONG AN EXISTING FENCE LINE, NORTH 76 DEGREES 47 MINUTES 11 SECONDS WEST, 153.00 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE, CONTINUING WITH A FENCE, NORTH 25 DEGREES 18 MINUTES 11 SECONDS WEST, 369.57 FEET TO AN IRON PIN SET;

THENCE, NORTH 5 DEGREES 14 MINUTES 49 SECONDS EAST, 133.31 FEET TO AN EXISTING 15" ASH TREE;

THENCE, LEAVING SAID FENCE LINE, NORTH 77 DEGREES 18 MINUTES 11 SECONDS WEST, 54.95 FEET;

THENCE, NORTH 74 DEGREES 58 MINUTES 11 SECONDS WEST, 53.15 FEET;

THENCE, NORTH 73 DEGREES 39 MINUTES 52 SECONDS WEST, 75.67 FEET TO THE CENTER OF THE SOUTH HARPETH RIVER;

THENCE, ALONG THE CENTER OF THE SOUTH HARPETH RIVER THE FOLLOWING COURSES:

THENCE, NORTH 35 DEGREES 46 MINUTES 44 SECONDS EAST, 76.36 FEET;
THENCE, NORTH 63 DEGREES 35 MINUTES 31 SECONDS EAST, 223.12 FEET;
THENCE, NORTH 27 DEGREES 35 MINUTES 09 SECONDS EAST, 251.12 FEET;
THENCE, NORTH 42 DEGREES 49 MINUTES 15 SECONDS EAST, 209.38 FEET;
THENCE, NORTH 15 DEGREES 00 MINUTES 52 SECONDS EAST, 277.51 FEET;
THENCE, NORTH 19 DEGREES 30 MINUTES 46 SECONDS EAST, 311.38 FEET;
THENCE, NORTH 4 DEGREES 36 MINUTES 59 SECONDS EAST, 285.11 FEET;

THENCE, NORTH 18 DEGREES 25 MINUTES 58 SECONDS EAST, 222.11 FEET TO THE CENTER OF AN EXISTING CONCRETE BRIDGE IN THE CENTER OF SOUTH HARPETH ROAD;

THENCE, WITH THE CENTER OF THE SOUTH HARPETH ROAD THE FOLLOWING COURSES:

THENCE, SOUTH 63 DEGREES 09 MINUTES 40 SECONDS EAST, 188.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 7 DEGREES 26 MINUTES 05 SECONDS, A RADIUS OF 3300 FEET A LENGTH OF 428.21 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 59 DEGREES 26 MINUTES 37 SECONDS EAST, 427.91 FEET;

THENCE, SOUTH 55 DEGREES 43 MINUTES 35 SECONDS EAST, 49.02 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 85 DEGREES 29 MINUTES 42 SECONDS, A RADIUS OF 110 FEET A LENGTH OF 164.14 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 58 MINUTES 44 SECONDS EAST, 149.33 FEET;

THENCE, SOUTH 29 DEGREES 46 MINUTES 07 SECONDS WEST, 302.57 FEET;

EXHIBIT A (to Warranty Deed)

THENCE, SOUTH 29 DEGREES 57 MINUTES 18 SECONDS WEST, 315.72 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 18 DEGREES 50 MINUTES 03 SECONDS, A RADIUS OF 672 FEET, A LENGTH OF 220.90 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 39 DEGREES 22 MINUTES 20 SECONDS WEST, 219.91 FEET;

THENCE, CONTINUING WITH SAID CENTERLINE OF SOUTH HARPETH ROAD, SOUTH 48 DEGREES 47 MINUTES 21 SECONDS WEST, 163.21 FEET;

THENCE, SOUTH 48 DEGREES 55 MINUTES 15 SECONDS WEST, 280.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 41 DEGREES 27 MINUTES 40 SECONDS, A RADIUS OF 460 FEET, A LENGTH OF 332.87 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 28 DEGREES 11 MINUTES 25 SECONDS WEST, 325.66 FEET;

THENCE, SOUTH 7 DEGREES 27 MINUTES 35 SECONDS WEST, 38.23 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, CONTINUING WITH SAID CENTERLINE OF SOUTH HARPETH ROAD AND THE JOHN VALIQUETTE PROPERTY AS OF RECORD IN DEED BOOK 490, PAGE 706-R.O.C.C., TN. ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 23 DEGREES 36 MINUTES 29 SECONDS, A RADIUS OF 375 FEET, A LENGTH OF 154.52 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 4 DEGREES 20 MINUTES 40 SECONDS EAST, 153.42 FEET;

THENCE, SOUTH 16 DEGREES 08 MINUTES 54 SECONDS EAST, 82.43 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 14 DEGREES 57 MINUTES 55 SECONDS, A RADIUS OF 430 FEET, A LENGTH OF 112.31 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 8 DEGREES 39 MINUTES 57 SECONDS EAST, 111.99 FEET TO THE POINT OF BEGINNING ACCORDING TO A SURVEY BY BRIAN MCCAIN, P.L.S TN #2256, SOUTHERN PRECISION LAND SURVEYING, INC..

CONTAINING, 981,663 sq. ft. or 22.53 Acres, more or less.

Being the same property conveyed to Durand McIntosh and wife Tina McIntosh by Warranty Deed from John D. Valiquette and Joe L. Rodgers and Steven M. Adcock of record in **Book 499, page 2971**, Register's Office for **Cheatham County, Tennessee.**

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

